

1 BILL NO. R-85-11- 58

2 DECLARATORY RESOLUTION NO. R-144-85

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 November 18, 1985, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11 Part of Block 34, Interstate Industrial  
12 Park, Section "H", an Addition to the  
City of Fort Wayne, Indiana, more parti-  
13 cularly described as follows, to-wit:

14 Beginning on the North line of said  
Block 34 at a point situated 300.0 feet  
15 North 90 degrees 00 minutes West (deed  
bearing) from the Northeast corner of  
16 said Block 34; thence North 90 degrees  
00 minutes West, on and along said  
17 North line, being also the South right-  
of-way line of Research Drive, a distance  
18 of 229.3 feet; thence South 00 degrees  
00 minutes West and parallel to the East  
19 line of said Block 34, a distance of  
400.0 feet to a point on the South line  
20 of said Block 34; thence South 90 degrees  
00 minutes East, on and along said South  
21 line, a distance of 229.3 feet; thence  
North 00 degrees 00 minutes East and  
22 parallel to the East line of said Block  
34, a distance of 400.0 feet to the  
23 point of beginning;

24 said property more commonly known as Research Drive, Interstate  
25 Industrial Park, Fort Wayne, Indiana;

26 WHEREAS, it appears that said petition should be pro-  
27 cessed to final determination in accordance with the provisions  
28 of said Division 6.

29 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
30 OF THE CITY OF FORT WAYNE, INDIANA:

31 SECTION 1. That, subject to the requirements of Section  
32 4, below, the property hereinabove described is hereby designated



1 Page Two

2 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
3 12.1. Said designation shall begin upon the effective date of  
4 the Confirming Resolution referred to in Section 3 of this Resolu-  
5 tion and shall continue for one (1) year thereafter. Said desig-  
6 nation shall terminate at the end of that one-year period.

7 SECTION 2. That upon adoption of this Resolution:

8 (a) Said Resolution shall be filed with the Allen  
9 County Assessor;

10 (b) Said Resolution shall be referred to the Committee  
11 on Finance and shall also be referred to the De-  
12 partment of Economic Development requesting a re-  
13 commendation from said department concerning the  
14 advisability of designating the above designated  
15 area an "Economic Revitalization Area";

16 (c) Common Council shall publish notice in accordance  
17 with I.C. 5-3-1 of the adoption and substance of  
18 this Resolution and setting this designation as an  
19 "Economic Revitalization Area" for public hearing;

20 (d) If this Resolution involves an area that has al-  
21 ready been designated an allocation area under  
22 I.C. 36-7-14-39, then the Resolution shall be re-  
23 ferred to the Fort Wayne Redevelopment Commission  
24 and said designation as an "Economic Revitalization  
25 Area" shall not be finally approved unless said  
26 Commission adopts a resolution approving the peti-  
27 tion.

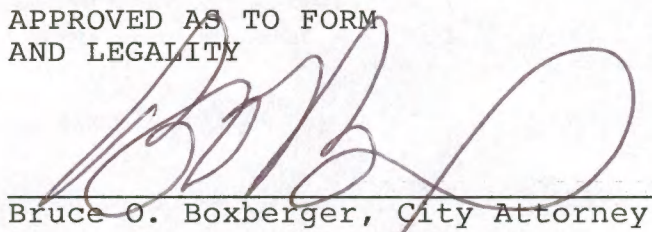
28 SECTION 3. That this Resolution shall be subject to  
29 being confirmed, modified and confirmed or rescinded after public  
30 hearing and receipt by Common Council of the above described re-  
31 commendations and resolution, if applicable.  
32

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SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_,  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.,E.S

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart,  
seconded by Stier, and duly adopted, placed on its  
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	_____	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11-26-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-144-85  
on the 26th day of November, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 27th day of November, 1985,  
at the hour of 1:00 o'clock P..M.,E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 5th day of December,  
1985, at the hour of 3:30 o'clock P..M.,E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Poll Properties
2. Owner(s) Poll Properties
3. Address of Owner(s) P. O. Box 557  
Toledo, Ohio 43693  
Attention: Richard W. Poll
4. Telephone Number of Owner(s): (419) 255-1660
5. Relationship of Applicant to Owner(s) if any N/A
6. Address of Applicant Same
7. Telephone number of Applicant: ( ) Same
8. Address of Property Seeking Designation Research Drive
9. Legal Description of Property Proposed for Designation  
(may be attached) See Addendum
10. Township Washington
11. Taxing District Fort Wayne - Washington



12. Current Zoning I-2
13. Variance Granted (if any) \_\_\_\_\_
14. Current Use of Property
- a. How is property presently used? Unimproved, vacant  
real estate.
- b. What Structure(s) (if any) are on the property? None.
- b. What is the condition of this structure/these  
structur N/A
15. Current Assessed Value of Real Estate \_\_\_\_\_
- a. Land \$6,800.00
- b. Improvements -0-
16. Amount of Total Property Taxes Owed During the Immediate  
Past Year
- \$530.02
17. Description of Proposed Improvements to the Real  
Estate \_\_\_\_\_  
1,500 square foot warehouse and distribution facility with offices.
18. Development Time Frame
- a. When will physical aspects of development or  
rehabilitation begin?
- Immediately.
- b. When is completion expected? March, 1986.
19. Cost of Project (not including land costs) \$520,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 8

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b. What is the nature of those jobs? Truck drivers,  
sales personnel, secretaries, cashiers, laborers.

c. Anticipated time frame for reaching employment level stated above?

Immediately.

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21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None.

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22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The Interstate Industrial Park has experienced lack of  
development in recent years. This has also been one of the  
slower growth areas in Fort Wayne.

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23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

The project will create new jobs, increase the payroll tax, and  
add to the property tax base.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes \_\_\_\_\_

No X

26. Financing on Project

What is the status of financing connected with this project? The applicant has reached an agreement with

Fort Wayne National Bank pursuant to which the Bank

will purchase the entire principal amount of the

\$570,000 Economic Development Bond to be issued for

purposes of financing this project.



I hereby certify that the information and representation on this Application are true and complete.

POLL PROPERTIES

By:

Signature (s) of Owners

Richard W. Poll

Date

11/18/85

Charles H. Hall

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:

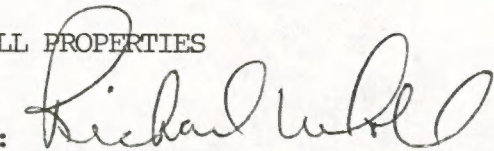
ADDENDUM TO APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

Part of Block 34, Interstate Industrial Park, Section "H", an Addition to the City of Fort Wayne, Indiana, more particularly described as follows, to-wit:

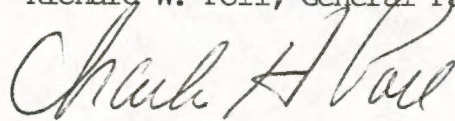
Beginning on the North line of said Block 34 at a point situated 300.0 feet North 90 degrees 00 minutes West (deed bearing) from the Northeast corner of said Block 34; thence North 90 degrees 00 minutes West, on and along said North line, being also the South right-of-way line of Research Drive, a distance of 229.3 feet; thence South 00 degrees 00 minutes West and parallel to the East line of said Block 34, a distance of 400.0 feet to a point on the South line of said Block 34; thence South 90 degrees 00 minutes East, on and along said South line, a distance of 229.3 feet; thence North 00 degrees 00 minutes East and parallel to the East line of said Block 34, a distance of 400.0 feet to the point of beginning.

POLL PROPERTIES

By:



Richard W. Poll, General Partner





Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

85-11-58

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1. (Poll Properties; Research  
Drive, Interstate Industrial Park)

EFFECT OF PASSAGE A 1,500 square foot warehouse and distribution facility  
with offices will be constructed on unimproved, vacant real estate,  
creating new jobs, increasing the payroll tax, and adding to the  
property tax base of the City.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$520,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

BILL NO. R-85-11-58

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic  
Revitalization Area " under I.C. 6-1.1-12.1

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~  
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

B. A. Eisbart  
BEN A. EISBART  
CHAIRMAN

Janet G. Bradbury  
JANET G. BRADBURY  
VICE CHAIRWOMAN

Samuel J. Talarico  
SAMUEL J. TALARICO

Thomas C. Henry  
THOMAS C. HENRY

James S. Stier  
JAMES S. STIER

CONCURRED IN 11-26-85

Sandra E. Kennedy  
SANDRA E. KENNEDY  
CITY CLERK